

In re:
Nabil Nyazi
Debtor

Case No. 20-12007-amc
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Oct 19, 2023

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 21, 2023:

Recip ID	Recipient Name and Address
db	+ Nabil Nyazi, 2156 Sproul Road, Broomall, PA 19008-2251

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 21, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 19, 2023 at the address(es) listed below:

Name	Email Address
BRIAN CRAIG NICHOLAS	on behalf of Creditor MANUFACTURERS AND TRADERS TRUST COMPANY ALSO KNOWN AS M&T BANK SUCCESSOR BY MERGER TO HUDSON CITY SAVINGS BANK FSB bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
MARIO J. HANYON	on behalf of Creditor Manufacturers And Traders Trust Company et.al. wbecf@brockandscott.com, mario.hanyon@brockandscott.com
MARK A. CRONIN	on behalf of Creditor MANUFACTURERS AND TRADERS TRUST COMPANY ALSO KNOWN AS M&T BANK SUCCESSOR BY MERGER TO HUDSON CITY SAVINGS BANK FSB bkgroup@kmlawgroup.com
POLLY A. LANGDON	on behalf of Trustee SCOTT F. WATERMAN [Chapter 13] ecfmail@readingch13.com
RICHARD N. LIPOW	

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on behalf of Debtor Nabil Nyazi richard@lipowlaw.com
ecflipow@gmail.com;r44824@notify.bestcase.com;lipow.richardn.b109921@notify.bestcase.com

SCOTT F. WATERMAN [Chapter 13]

ECFMail@ReadingCh13.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 7

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**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Nabil Nyazi

Debtor(s)

BK NO. 20-12007 AMC

Chapter 13

Related to Document No. 39

Hearing Date: 10/18/2023

ORDER

AND NOW, upon consideration of the Debtor's Motion to Sell Real Estate and mortgagee MANUFACTURERS AND TRADERS TRUST COMPANY ALSO KNOWN AS M&T BANK SUCCESSOR BY MERGER TO HUDSON CITY SAVINGS BANK, FSB's Objection thereto and the parties' having resolved the objection, it is hereby

ORDERED as follows:

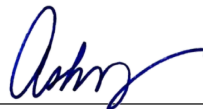
1. The Debtor and his spouse are authorized to sell the Real Property located 2156 Sproul Road, Broomall, Pennsylvania on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.

2. The proceeds of sale must be used to satisfy the mortgage liens on the subject Real Property as well as other liens against the Real Property unless the liens are expressly avoided by court order. Until such liens are satisfied, the Real Property is not free and clear of those liens.

3. Any real estate broker commission, taxes, and other closing costs payable by the Debtor and his spouse may be satisfied from the proceeds of sale as provided for in the contract of sale at closing and the settlement sheet from the closing shall be forwarded to the Chapter 13 Trustee within seven days of closing.

BY THE COURT:

Date: October 19, 2023



Ashely M. Chan
United States Bankruptcy Judge